

SENATE BILL 3968
By McNally

AN ACT to amend Tennessee Code Annotated, Title 66,
relative to landlords and tenants.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 28, Part 3, is amended by adding a new section thereto, as follows:

Section 66-28-306. Unless otherwise agreed, a landlord shall give written notice at least forty-five (45) days prior to the expiration of a lease to a tenant with a lease of more than one hundred eighty (180) days in duration.

SECTION 2. Tennessee Code Annotated, Section 66-28-401(5), is amended by adding the following to the end thereto:

A landlord shall give written notice of any violation of this subdivision within five (5) days of such breach.

SECTION 3. Tennessee Code Annotated, Title 66, Chapter 28, Part 5, is amended by adding a new section thereto, as follows:

Section 66-28-522. Landlords are encouraged to notify all tenants that they should obtain insurance coverage for any loss of their personal property due to fire, water, wind, theft or other such occurrence. Landlords shall notify tenants if their personal property is not subject to coverage by the insurance policies of the landlord.

SECTION 4. This act shall take effect July 1, 2006, the public welfare requiring it.